

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration 500 West Temple Street, Room 713, Los Angeles, California 90012 (213) 974-1101 http://ceo.lacounty.gov

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March 17, 2009

The Honorable Board of Supervisors County of Los Angeles 383 Kenneth Hahn Hall of Administration 500 West Temple Street Los Angeles, CA 90012

Dear Supervisors:

DEPARTMENT OF PUBLIC WORKS:
CORONER CRYPT BUILDING ADDITION AND
TENANT IMPROVEMENTS RENOVATION PROJECT
AWARD CONSTRUCTION CONTRACT
SPECS. 6797; C.P. 77354
(FIRST DISTRICT) (3 VOTES)

SUBJECT

The recommended action will authorize the Department of Public Works to proceed with construction of the Crypt Building Addition, a component of the Crypt Building Addition and Tenant Improvements Renovation project at the Department of Coroner.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that Pacwest Corporation is the apparent Lowest Responsive and Responsible Bidder; and award a construction contract to Pacwest Corporation in the amount of \$2,472,000 for the Crypt Building Addition component, subject to the satisfactory and timely completion by the contractor of a baseline construction schedule for the project and receipt by the Department of Public Works of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates filed by the contractor.

"To Enrich Lives Through Effective And Caring Service"

2. Delegate to the Director of Public Works the authority to determine, in accordance with the applicable contract and bid documents, whether the contractor has satisfied the conditions for contract award; and subject to that determination, authorize the Director of Public Works to execute the construction contract, in the form previously approved by County Counsel, with Pacwest Corporation and to establish the effective contract date.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will allow the Department of Public Works (Public Works) to proceed with construction of the Crypt Building Addition, a component of the Crypt Building Addition and Tenant Improvements Renovation project.

Background

In June 2006, the Chief Executive Office and the Department of Coroner (Coroner) developed recommendations to address decedent storage issues and to improve the operations and services at the Coroner's facility. The capital project consists of renovation to the Old Administration Building, construction of a new Crypt Building Addition, and Tenant Improvements to the existing 1104A Biological Building to properly separate hazardous and nonhazardous areas, and allocate more space for autopsy, laboratory, and forensic support functions.

Renovations to the Old Administration Building and relocation of the public services functions were completed in March 2007.

The proposed Crypt Building Addition component consists of construction of an approximately 4,900-square-foot Crypt Building adjacent to the 1104A Biological Building to replace the current crypt and provide additional crypt space. In December 2008, your Board adopted plans and specifications and authorized advertising for construction bids for the Crypt Building Addition. On January 15, 2009, 13 bids were received. Pacwest Corporation (Pacwest), with a total bid of \$2,477,000 (inclusive of \$5,000 for development of a baseline construction schedule), is the apparent Lowest Responsive and Responsible Bidder. Pacwest's bid is considered reasonable for the project scope of work based on the current market conditions. It is recommended that your Board award a construction contract to Pacwest, subject to Pacwest's satisfactory and timely completion of a baseline construction schedule for the project and receipt by the Public Works of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates. Completion of the Crypt Building Addition is tentatively scheduled for August 2010.

In addition, as approved by your Board in December 2008, the tenant improvements renovations component will be completed using Public Works' Job Order Contract (JOC) program and the Internal Services Department's purchasing program, and the work is scheduled to begin concurrently with construction of the new Crypt Building component and is tentatively scheduled to be completed in April 2014.

Sustainable Design Program

The project will support your Board's Policy for Green Building/Sustainable Design Program to the extent feasible by using building materials that are composed of recycled materials; by replacing and/or upgrading the mechanical, plumbing, and electrical systems to optimize energy efficiency; reducing the amount of demolition materials that would be disposed in landfills; and renovating the interior spaces to improve the indoor environmental quality and provide a healthy work environment for the Coroner staff.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Service Excellence (Goal 1), Organizational Effectiveness (Goal 3), and Fiscal Responsibility (Goal 4) by investing in public health infrastructure and providing an efficient workplace environment at the Coroner facility.

FISCAL IMPACT/FINANCING

The estimated construction cost for the Crypt Building Addition component totals \$2,897,240, including \$2,477,000 for the Pacwest construction contract and \$420,240 for a contingency fund. Pacwest's bid of \$2,477,000 (inclusive of \$5,000 for development of a baseline construction schedule), is below Public Works' independent construction estimate of \$3,203,252. This estimated cost savings of \$726,252 is being reallocated within the project budget as a contingency to address any unforeseen site conditions.

The estimated construction cost for the Tenant Improvements component is \$15,787,258, including \$13,369,398 for remodeling and/or renovations to the 1104A Biological Building, and \$2,417,860 for a contingency fund.

The total project cost, including programming, plans and specifications, plan check, construction, furniture and equipment, civic art, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$32,167,680, which is

consistent with the amount previously approved by your Board on December 16, 2008. The Project Schedule and Project Budget Summary are included in Attachment A.

Sufficient appropriation is available in the Fiscal Year 2008-09 Capital Projects/Refurbishments Budget – Coroner Crypt Building and Renovations project (C.P. 77354) to fund the project.

The proposed project is funded with \$5,091,680 of General Fund net County cost and \$27,076,000 financed initially through the issuance of tax-exempt commercial paper and ultimately the issuance of long-term, tax-exempt bonds.

Operating Budget Impact

The initial projected expenditures in Fiscal Year 2009-10 for the new Crypt Building are estimated at \$95,000, including \$70,000 for operations, \$5,000 for maintenance supplies, and a \$20,000 net increase for utilities. These projected expenditures will be recurring annually and will be encumbered from the Board-approved Coroner's Budget. Upon completion of the entire renovation project, the Coroner will work with the Chief Executive Office to determine the appropriate level of associated maintenance and operation cost increases. The identified funding source will be appropriations requested in the Coroner's Services and Supplies Budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Applicable law, including the State Public Contract Code, requires that when the County exercises its discretion to award a construction contract, the County award to the Lowest Responsive and Responsible Bidder, which refers to the firm that: 1) submits the bid with the lowest cost; 2) is deemed by the County to be "responsive" to specific material criteria under the solicitation, including, but not limited to, licensure, bonding, and insurance requirements; and 3) is determined by the County to be a "responsible" bidder by exhibiting the attribute of trustworthiness, as well as quality, fitness, capability, and experience, to satisfactorily perform the work required under the bid solicitation.

The recommended contract was solicited on an open competitive basis and is in accordance with applicable Federal, State, and County requirements. The contractor is in compliance with the Chief Executive Officer's and your Board's requirements.

The contract contains terms and conditions supporting your Board's ordinances, policies, and programs, including but not limited to: County's Greater Avenues for Independence and General Relief Opportunities for Work Programs (GAIN/GROW), Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County

Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, Los Angeles County Code, Chapter 2.202; and the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; and the standard Board-directed clauses that provide for contract termination or renegotiation.

A standard construction contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration of County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

ENVIRONMENTAL DOCUMENTATION

On December 16, 2008, pursuant to the California Environmental Quality Act, your Board adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for this project.

CONTRACTING PROCESS

In December 2008, your Board adopted the plans and specifications and authorized advertising for bids for the Crypt Building Addition project. On January 15, 2009, 13 bids were received. Pacwest, with a total bid of \$2,477,000 (inclusive of \$5,000 for development of a baseline construction schedule), was the apparent Lowest Responsive and Responsible Bidder, meeting the criteria adopted by your Board. We are recommending that your Board award the construction contract to Pacwest in the amount of \$2,472,000, which was established by deducting the \$5,000 for preparation of the baseline construction schedule from the amount of its lump sum bid of \$2,477,000. The bid results are summarized in Attachment B.

Pacwest's Community Business Enterprise participation data and 3-year contracting history with the County are on file with Public Works.

Execution of the construction contract is subject to the satisfactory and timely completion by the contractor of a baseline construction schedule and receipt by Public Works of acceptable and approved Faithful Performance and Labor and Materials Bonds and insurance certificates files by the contractor.

As requested by your Board on February 3, 1998, this contract opportunity was listed on the "Doing Business with Us" website as shown in Attachment C.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The proposed capital project is being implemented in phases in order to allow current Coroner operations to continue within the facility. The project specifications require the contractor to coordinate its construction schedule with the daily functions and activities of the Coroner facility to minimize disruption of services and to maintain access to the Coroner during construction.

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division, and one to Public Works, Project Management Division I.

Respectfully submitted,

WILLIAM T FUJIOKA Chief Executive Officer

WTF:GF:DL JSE:DJT:DKM:zu

Attachments

c: County Counsel
Department of Coroner
Department of Public Social Services (GAIN/GROW Program
Department of Public Works
Internal Services Department
Office of Affirmative Action Compliance

ATTACHMENT A

DEPARTMENT OF PUBLIC WORKS: CORONER CRYPT BUILDING ADDITION AND TENANT IMPROVEMENTS RENOVATION PROJECT AWARD CONSTRUCTION CONTRACT SPECS. 6797; C.P. 77354

I. PROJECT SCHEDULE

Project Activity	Crypt Building Addition	Tenant Improvements
Award Design Contract	08/15/06*	08/15/06*
Schematic Design	02/05/07*	03/12/07*
Design Development	06/04/07*	10/15/07*
Construction Documents	10/01/07*	12/19/07*
Jurisdictional Approvals	04/29/08*	07/01/08*
Construction Award	03/17/09	04/09/09
Construction Start	04/13/09	04/23/09
Substantial Completion	06/25/10	02/21/14
Final Acceptance	08/26/10	04/24/14

^{*} Actual completion date.

II. PROJECT BUDGET SUMMARY

Project Activity	Approved Project Impact of Budget Action		Proposed Budget			
Land Acquisition	\$	0	\$	0	\$	0
Construction			1		·	
Low Bid Construction Contract (Crypt Bldg)*	\$	3,203,252	\$	(726, 252)	\$ 2,477	,000
Design-Build Contract		0		Ó	•	0
Job Order Contract						
Old Administration Building		1,285,102		0	1,285	,102
1104A Building Renovations	1	3,369,398		0	13,369	,398
Purchase Order Contract		0		0		0
Construction Change Orders		2,838,100		0	2,838	,100
Unforeseen Site Conditions	İ	2,134,392		726,252	2,860	,644
Departmental Crafts		0		0		0
Youth Employment		0		0		0
Construction Consultants	1	0		0		0
Misc. Expense		0		0		0
Telecomm Equip – Affixed to Building		、 0		0		0
Furniture and Equipment	ļ	1,714,266		0	1,714	
Civic Art**		176,000	<u> </u>	0		,000
Subtotal		4,720,510	\$	0	\$24,720	
Programming/Development	\$	352,795	\$	0	\$ 352	,795
Plans and Specifications	\$	2,547,150	\$	0	\$ 2,547	,150
Consultant Services						
Site Planning	\$	0	\$	0	\$	0
Hazardous Materials		310,000		0		,000
Geotech/Soils Report and Soils Testing		100,250		0		,250
Material Testing		50,000		0	50	,000
Cost Estimating		0		0		0
Topographic Surveys		18,350		0	18	,350
Construction Management		0		0		0
Construction Administration		636,788		0		,788
Environmental		41,923	•	0	41	,923
Move Management		0		0		0
Equipment Planning		0		0		0
Legal		0		0		0
Contract/Change Order		0 050		0	_	0
Other: Methane Gas Survey		8,050		0		,050
Other: HVAC Air Balancing	_	36,975	_	0		<u>,975</u>
Subtotal	\$	1,202,336	\$	0	\$ 1,202	,336

II. PROJECT BUDGET SUMMARY (CONT.)

Project Activity	Approved Project Budget	Impact of Action		Proposed Budget		
Miscellaneous Expenditures	\$ 9,500	\$	0	\$	9,500	
Jurisdictional Review/Plan Check/Permit	\$ 70,000	\$	0	\$	70,000	
County Services					-	
Code Compliance/Quality Control Inspection	\$1,015,167	\$	0	\$1	,015,167	
Design Review	100,000		0		100,000	
Design Services	151,093		0		151,093	
Contract Administration	95,537		0	95,537		
Project Management	1,636,334		0] 1	,636,334	
Project Management Support Services	27,435		0		27,435	
ISD Job Order Contract Management	0		0		. 0	
DPW Job Order Contract Management	0		0		0	
ISD ITS Communications	0		0		0	
Project Security	0		0		0	
Project Technical Support	134,823		0		134,823	
Office of Affirmative Action	30,000		0		30,000	
County Counsel	0		0		0	
Other - Coroner (Zone 5 Maintenance)	75,000		0		75,000	
Subtotal	\$ 3,265,389	\$	0	\$ 3	,265,389	
TOTAL	\$32,167,680	\$	0		167,680	

^{*} Included \$5,000 consultant agreement for baseline construction schedule.

^{**} Civic Art Administrative Fee of \$31,000 (15 percent of the 1 percent Civic Art Project charge) is transferred to the County of Los Angeles Arts Commission Operating Budget.

ATTACHMENT B

DEPARTMENT OF PUBLIC WORKS: CORONER CRYPT BUILDING ADDITION AND TENANT IMPROVEMENTS RENOVATION PROJECT AWARD CONSTRUCTION CONTRACT SPECS. 6797; C.P. 77354

BID SUMMARY

Project Description:

The project consists of constructing an approximately 4,900-square-foot Crypt Building adjacent to the 1104A Biological Building to replace the current crypt and provide additional crypt space.

Bid Opening Date: January 15, 2009

Construction Cost Estimate: \$3,203,252

Bid Summary:

Contractor's Name	Lump Sum Bid
Pacwest Corporation	\$2,477,000
Tobo Construction	\$2,685,000
Perera Construction and Design	\$2,749,000
Meadows Construction Services	\$2,867,000
MTM Construction	\$2,878,000
Simgel Company, Incorporated	\$2,997,126
G. Voskanian Construction	\$3,100,000
Faris Construction	\$3,185,000
H.C. Olsen Construction	\$3,211,999
Newman Midland Corporation	\$3,266,420
Mallcraft, Incorporated	\$3,283,000
Harbor Construction	\$3,328,000
Morrillo Construction	\$3,798,000

ATTACHMENT C

DEPARTMENT OF PUBLIC WORKS: CORONER CRYPT BUILDING ADDITION AND TENANT IMPROVEMENTS RENOVATION PROJECT AWARD CONSTRUCTION CONTRACT SPECS. 6797; C.P. 77354

BID SOLICITATION

Bid Number: 006797

Bid Title: Coroner Crypt Building Addition and Tenant Improvements

Renovation project

Bid Type: Construction **Department:** Public Works

Commodity: Construction service, general (digging, ditching, road grading,

rock stabilization, etc.)

Open Date: December 16, 2008

Closing Date: January 15, 2009; 10:45 a.m.

Notice of Intent to

Award: View Detail

Bid Amount: N/A

Bid Download: Not Available

Bid Description: Coroner Crypt Building Addition, 1140A North Mission Road,

Los Angeles, plans and specifications cost \$75.00. The proposed Crypt Building Addition will be located adjacent to the 1104A Biological Building and will replace the current crypt and provide additional crypt space, that will increase the total available crypt space to approximately 4,900 feet. Estimated construction cost is \$3,203,252. Nonmandatory job walk is scheduled for December 30, 2008, at 10:00 a.m., at job site.

Amendment Date: Notice to Bidders "A" was issued on January 12, 2009.

Contact Name: Kathleen Gandara

Contact Phone

Number: (626) 458-2566

Contact E-mail: kgandara@dpw.lacounty.gov

Last Changed On: December 18, 2008; 9:55:31 a.m.